



CITY OF BOSTON, MASSACHUSETTS
Office of the Mayor
Thomas M. Menino

PRESS RELEASE

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**Mayor Menino, BRA Award Second Round of
Green Building Feasibility Studies Grants**

Mayor Thomas M. Menino joined with Boston Redevelopment Authority Director Mark Maloney and newly appointed Chief of Environmental and Energy Services Jim Hunt to announce the three latest recipients of the city's green building feasibility study grants. The funds are intended to help projects incorporate green features into their buildings at an early stage in the planning and design process. The three recipients of the \$20,000 grants are Mattapan Community Development Corporation, Benjamin Franklin Institute of Technology (BFIT), and North Star Management.

"We are making exciting strides in our efforts to promote green building in Boston. We are thinking boldly about energy efficiency, conservation, smart growth, and job creation," said Mayor Menino. "We understand that the future of development lies with a new approach to design and building and we see the opportunities to create new businesses and new jobs while building a better, healthier, more sustainable Boston."

Mattapan CDC in partnership with ETC Development Corporation, is developing Neponset Fields, a 63 unit, mixed income home ownership project. This project will convert a former manufacturing site into a residential use, including play areas for children and reconnecting the site to the Neponset River. The project will use energy efficient lighting and appliances, recycled building materials, reuse of rainwater for irrigation and non-toxic finishes

and paints. Through this grant, the project will also explore solar hot water and solar photovoltaic technology, as well as the purchase of renewable energy to provide for the total energy use of the structures.

The Benjamin Franklin Institute of Technology (BFIT) is investigating green technology as part of a major historic renovation of the original building, which dates to 1908. They will use this grant to explore the use of renewable energy systems, including solar, Combined Heat and Power systems, as well as geothermal heating and cooling. BFIT has set a goal of designing the project to meet the LEED Gold standard. Further, the Institute plans to incorporate green technology into their curriculum by establishing an associate's degree in green building so their students can be at the cutting edge of this new field.

North Star Management, which operates 27 Drydock in the Marine Industrial Park, will be exploring the feasibility of roof-mounted wind turbines and solar photovoltaic panels on the roof of the building, as well as an energy efficient retrofit of the building envelope and systems. They have partnered with one of the building tenants, SatCon, which manufactures renewable energy electrical controls and components.

The announcement was made at the International Brotherhood of Electrical Workers, home to the city's first wind turbine, an effective renewable energy resource. The city already counts a number of green building success stories, including Manulife Headquarters on the South Boston Waterfront, the Boston Nature Center in Mattapan, the soon-to-be-opened solar powered Visitors Center on Spectacle Island, and the Artists for Humanity building in South Boston.

Mayor Menino awarded the first two grants in August of 2004 to Third Sector New England (TSNE) and the Dorchester Bay Economic Development Corporation.

TSNE, which is planning the historic renovation of 89 South Street as a multi-tenant office center for Boston non-profits, has already completed the feasibility study for their project.. The grant has assisted the project team in taking a more integrated approach to planning and designing their project – having the buildings architects, engineers, owners and occupants work together right from the start. As a result, the project team will seek LEED Silver for the Commercial Interior; making use of simple strategies like natural lighting and operable windows for comfort and fresh air; and plans to install a Bio-diesel Combined Heat and Power system – a cleaner and more efficient means of producing electricity and hot water. Operating at 80% efficiency, compared to 30% for electricity at the outlet, Combined Heat and Power systems typically pay for themselves in one to three years, a significant savings for the owners and better for the environment.

Since convening the Green Building Task Force in 2003, Mayor Menino and the City of Boston have adopted LEED Silver as the goal for all City-owned building projects. Further, the Mayor has directed the BRA to require that all new Article 80 construction and renovation projects built in Boston be designed LEED certifiable. The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a national standard developed by the U.S. Green Building Council.

The grant program has been made possible by \$100,000 in funding from the Massachusetts Technology Collaborative / Renewable Energy Trust to the Boston Redevelopment Authority (BRA). The grants are administered by the BRA and have been awarded on a competitive basis. Criteria include projects that represent a wide range of building types (commercial, office, institutional, retail, mixed use, residential) and a wide range of construction types (new construction, historic restoration / rehabilitation, and major building renovation.) Consideration is also given to project location, with a goal of selecting proposals from different neighborhoods of Boston.

The grant awards are intended to help a development proponent analyze and incorporate green building and renewable energy strategies and technologies. By providing this funding, the City and the BRA will help facilitate the exploration of green solutions, which will add value to future building while lessening the environmental impacts of new development and reducing demand on the City's electrical energy grid.

Green buildings not only decrease negative environment impacts of buildings; they can also promote worker health and productivity and generate substantial cost savings for building owners and tenants. By promoting new green buildings and developments, as well as "greening" Boston's existing buildings, the City is also seeking to create new businesses and jobs for Boston and is taking measurable steps to reduce our dependency on imported energy.